

NO TRANSFER
TAX PAID

WARRANTY DEED

Joint Tenancy

032421

KNOW ALL PERSONS BY THESE PRESENTS, THAT we, Robert E. Sandy, Jr. and Joan Phillips Sandy, husband and wife, of Waterville, Kennebec County, Maine, for consideration paid, grant to Robert E. Sandy, Jr. and Joan Phillips-Sandy, husband and wife, of Waterville, Kennebec County, Maine, with a mailing address of 19 Greenwood Park, Waterville, Maine 04901, as joint tenants and not as tenants in common, **together with Warranty Covenants**, a certain parcel of land situated in the City of Waterville, Kennebec County, State of Maine, with the buildings and improvements thereon, bounded and described as follows, to wit:

Beginning at the intersection of the southerly line of Silver Street, with the easterly line of Sherwin Street; thence easterly along said Silver Street about ninety (90) feet to the northwesterly corner of land recently of James J. Pray; thence southerly at right angles from the southerly line of Silver Street and running along the westerly line of said James J. Pray land one hundred twenty-three and seventy nine one hundredths (123.79) feet to the northeast corner of land conveyed by George G. Averill to Maximillen Melanson; thence westerly about ninety-three (93) feet and nine (9) inches to a point in the easterly line of Sherwin Street which is one hundred forty (140) feet southerly on said street line from the point of beginning; thence northerly one hundred forty (140) feet along the easterly line of Sherwin Street to the point of beginning. That strip of land fifteen (15) feet in width, running in length from the easterly line of Sherwin Street to the land of said Emma D. Pray, which constitutes the southernmost end of the above described lot is herein conveyed subject to use as a right of way in common with others, including J. L. Toulouse, his heirs and assigns, such rights, titles and uses being hereby excepted and reserved.

For purposes of this conveyance Sherwin Street is considered as running north and south; Silver Street as east and west.

Meaning and intending to convey the same premises conveyed by Honor H. Stanley and Guy Emmmerick Gallup II to Alan C. Sherman, Robert E. Sandy, Jr. and James E. Millett, as joint tenants, by Warranty Deed dated October 27, 1983, and recorded October 28, 1983, in the Kennebec County Registry of Deeds, Book 2625, Page 233.

*Sherwin St & Pray
75' below st
Waterville, Me 04903*

44-207

Robert E. Sandy, Jr. and James E. Millett acquired the interest of Alan C. Sherman by operation of law upon his death on July 17, 1984.

Robert E. Sandy, Jr. and Joan Phillips Sandy acquired the interest of James E. Millett by Quit-Claim Deed with Covenant dated January 25, 1985, and recorded in the Kennebec County Registry of Deeds on January 28, 1985 in Book 2767, Page 253.

The purpose of this deed is to create a joint tenancy with right of survivorship in the grantees, Robert E. Sandy, Jr. and Joan Phillips-Sandy.

This conveyance is subject to mortgages of record.

IN WITNESS WHEREOF, we, Robert E. Sandy, Jr. and Joan Phillips Sandy, do hereby set our hands and seals, this 20th day of October, 1999.

DATE: October 20, 1999

[Signature]
Witness

[Signature]
Robert E. Sandy, Jr.

[Signature]
Joan Phillips Sandy

[Signature]
Witness

STATE OF MAINE)
KENNEBEC, ss.)

Date: October 20, 1999

Personally appeared the above named Robert E. Sandy, Jr. and Joan Phillips Sandy, and acknowledged the above instrument to be their free act and deed,

DATE: 10-20-99

[Signature]
Notary Public/Attorney at Law

Martha A. Phillips
My Commission Expires 1/18/2002

RECEIVED KENNEBEC SS.

1999 OCT 25 AM 9:00

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ATTEST: [Signature]
REGISTER OF DEEDS

